

173.A

Map

0005

Block

0017.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 430,700 /

USE VALUE: 430,700 /

ASSESSed: 430,700 /

Total Card /

Total Parcel

430,700

430,700

430,700

PROPERTY LOCATION

No

Alt No

Direction/Street/City

17

LORNE RD, ARLINGTON

OWNERSHIP

Unit #:

17

Owner 1: REPICI JUSTIN

Owner 2: ANDO SHINOBU

Owner 3:

Street 1: 17 LORNE RD UNIT 17

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: Y

Postal: 02476

Type:

PREVIOUS OWNER

Owner 1: ENDO YUKA -

Owner 2: -

Street 1: 17 LORNE RD UNIT 17

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 1058 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R2

TWO FAMIL

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

2

Above Stree

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Influ

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

102

Condo

0

Sq. Ft.

Site

0

0.

0.00

7632

Topo

-5

G6

1.

2021

IN PROCESS APPRAISAL SUMMARY

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

102

0.000

430,700

430,700

Total Card

0.000

430,700

430,700

Total Parcel

0.000

430,700

430,700

Source: Market Adj Cost

Total Value per SQ unit /Card: 407.09

/Parcel: 407.0

Legal Description

User Acct

261197

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

173.A-0005-0017.0

PREVIOUS ASSESSMENT

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2020

102

FV

424,400

0

.

424,400

424,400

Year End Roll

12/18/2019

2019

102

FV

439,500

0

.

439,500

439,500

Year End Roll

1/3/2019

2018

102

FV

388,900

0

.

388,900

388,900

Year End Roll

12/20/2017

2017

102

FV

354,700

0

.

354,700

354,700

Year End Roll

1/3/2017

2016

102

FV

354,700

0

.

354,700

354,700

Year End

1/4/2016

2015

102

FV

327,900

0

.

327,900

327,900

Year End Roll

12/11/2014

2014

102

FV

313,000

0

.

313,000

313,000

Year End Roll

12/16/2013

2013

102

FV

313,000

0

.

313,000

313,000

12/13/2012

SALES INFORMATION

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

ENDO YUKA

53893-391

11/24/2009

305,000

No

No

DOLAN SARAH Q/D

44408-30

12/31/2004

325,000

No

No

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

6/11/2018

768

Insulate

1,652

C

ACTIVITY INFORMATION

Date

Result

By

Name

11/18/2018

Measured

DGM

D Mann

5/17/2005

External Ins

BR

B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_/\_\_/\_\_

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

aprob

2021

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1925	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G6	Fact:
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.00000000
Name:	

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2		Baths: 1		HB					

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
<b>Totals</b>			
1	5	2	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	GD - Good	18.
Functional:		
Economic:		
Special:		
Override:		
	Total:	18.6

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98980200
Adj \$ / SQ:	394.189
Other Features:	64000
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	529157
Depreciation:	98423
Depreciated Total:	430734

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	433.61	
Special Features:	0	Val/Su Net:	407.09	
Final Total:	430700	Val/Su SzAd	407.09	

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,058	394.190	417,052	
Net Sketched Area:		1,058	Total:	417,052	
Size Ad	1058	Gross Are	1058	FinArea	1058

### SUB AREA DETAIL

[illegible]

**IMAGE**

**AssessPro** Patriot Properties, Inc

